MINUTES OF THE ANKENY CITY COUNCIL

Monday, August 17, 2026, 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Mayor Bobbi Bentz
Mayor Pro Tem Todd Shafer
Council Members: Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry

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Mayor Bobbi Bentz called the meeting to order at 5:30 p.m. Council Members Matt Davis, Dustin Graber, Justin Hollinrake, Jeff Perry, and Todd Shafer were in attendance. City Manager Mike Schrock and City Attorney Pat Burk were also present. Mayor Bentz led the Pledge of Allegiance.

PUBLIC FORUM

1. David Carney, Ankeny, spoke about the effect that the recent rain event had on flooding his house due to his radon mitigation system.

APPROVAL OF AGENDA

1. Council Member Graber moved, Hollinrake seconded, to approve and accept the August 17, 2026 agenda without amendment. Ayes: 5.

PUBLIC HEARINGS

1. PH 2026-37. Mayor Bentz announced this is the time and place for a public hearing on the matter of the proposed Ordinance 2268, repealing and replacing Chapters 190-197, Chapter 200, and the official zoning map of the Municipal Code of the City of Ankeny, Iowa. Notice of this hearing was published in the Des Moines Register on the 7th day of August, 2026.

   Eric Jensen, Director of Development Services, reported that the current Ordinances are nearly 60 years old and need updating and modernizing. Staff have completed the final draft of the new Codes and proposed updated Zoning Map. The proposed update reflects several years of analysis, collaboration, and refinement, all with the goal of creating a clearer, more modern, and more effective development code for Ankeny. The draft introduces a number of significant improvements that strengthen alignment with the City's Comprehensive Plan, modernize development standards, and streamline processes.

   Mayor Bentz then asked for any public comment regarding the proposed ordinance. David Carney, Ankeny, stated that he sent a letter to council members and believes the ordinance is confusing. Council Member Graber moved, Perry seconded, to close public hearing 2026-37. Ayes: 5. Council Member Graber moved, Hollinrake seconded, to accept first consideration of ORDINANCE 2268. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of August 3, 2026, as published, subject to correction as recommended by the City Clerk.
2. Receive and file the minutes of the Plan and Zoning Commission meeting of July 21, 2026.

Licenses and Permits

3. Issuance of a special permit to Eric Weichers for the purpose of bow hunting on private property within the city limits pursuant to Municipal Code Section 41.11(3).
4. Issuance and denial of liquor licenses and beer/wine permits as presented.

Finance/Budget

5. Receive and file Financial Reports for July 2026.
6. Receive and file Building Permit Report for July 2026.
7. Receive and file the Utility Billing Report for July 2026.
8. Change Order #1 increasing the contract amount by $4,097.79 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
9. Change Order #4 decreasing the contract amount by $7,870.00 to All Star Concrete, LLC for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
10. Change Order #2 increasing the contract amount by $2,500.00 to Con-Struct, Inc., for construction services on the West First Street Widening & Improvements - Phase 2 project.
11. Change Order #2 increasing the contract amount by $24,940.70 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching Program project.
12. Change Order #1 increasing the contract amount by $6,655.00 to OMG Midwest, Inc., dba Des Moines Asphalt & Paving, for construction services on the 2026 Asphalt Street Resurfacing Program project.
13. Change Order #2 increasing the contract amount by $12,767.40 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
14. Change Order #1 decreasing the contract amount by $10,200.00 to TK Concrete, Inc., for construction services on the SE Oralabor Road & SE Four Mile Dr Traffic Signal project.
15. Payment #4 in the amount of $190,811.87 to Absolute Group, for construction services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
16. Payment #16 in the amount of $2,387.29 to AECOM Technical Services, Inc., for engineering services on the I-35 & NE 36th Street Interchange Improvements project.
17. Payment #4 in the amount of $111,524.58 to All Star Concrete, LLC, for construction services on the NW 17th Street Storm Sewer & Pavement Improvements project.
18. Payment #20 in the amount of $9,517.43 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
19. Payment #16 in the amount of $5,655.95 to Civil Design Advantage for engineering services on the SE Creekview Drive Extension (RISE) project.

20. Payment #6 in the amount of $13,317.08 to Civil Design Advantage, LLC, for construction engineering services on the Westlawn Place Area Utility Improvements - Phase 1: Construction Engineering project.
21. Payment #4 in the amount of $23,389.25 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 2A: Design Engineering project.
22. Payment #4 in the amount of $34,938.80 to Civil Design Advantage, LLC, for engineering services on the Westlawn Place Area Utility Improvements - Phase 2B: Design Engineering project.
23. Payment #5 in the amount of $12,435.00 to Confluence, for engineering services on the Canyon Creek Park project.
24. Payment #5 in the amount of $210,665.18 to Con-Struct, Inc., for construction services on the 2025 PCC Reconstruction Program - NW 9th Street project.
25. Payment #5 in the amount of $809,958.27 to Con-Struct, Inc., for construction services on the West First Street Widening and Improvements - Phase 2 project.
26. Payment #4 in the amount of $65,268.35 to Foth Infrastructure and Environment, LLC for engineering services on the NW 36th Street Widening - NW Abilene Road to NW Ash Drive project.
27. Payment #4 in the amount of $53,769.22 to Foth Infrastructure and Environment, LLC for construction engineering services on the West First Street Widening and Improvements — Phase 2 Construction Engineering project.
28. Payment #6 in the amount of $6,445.79 to HR Green, Inc., for engineering services on the SE Oralabor Road & SE Four Mile Drive Intersection Improvements project.
29. Payment #4 in the amount of $148,151.67 to JAS Construction LLC., for construction services on the 2026 PCC Reconstruction Program - NE Chambers Parkway project.
30. Payment #4 in the amount of $212,499.84 to Manatt's, Inc., for construction services on the 2026 PCC Reconstruction Program - NE Trilein Drive project.
31. Payment #9 in the amount of $26,406.73 to Manatt's Inc., for construction services on the SE Creekview Drive Extension (RISE) project.
32. Payment #27 in the amount of $16,535.85 to McClure Engineering for engineering services on the SW Des Moines Street Utility Improvements project.
33. Payment #5 in the amount of $53,644.00 to McClure Engineering Company, for design engineering services on the SW Oralabor Road Intersection Improvements - Phase 1: Design Engineering project.
34. Payment #5 in the amount of $126,666.97 to MPS Engineers, PC dba Kingston Services, PC, for construction services on the 2026 PCC Street Patching project.
35. Payment #1 in the amount of $577,649.17 to OMG Midwest Inc., DBA Des Moines Asphalt & Paving, for construction services on the 2026 Asphalt Street Resurfacing Program project.
36. Payment #3 in the amount of $151,862.54 to Parking Lot Specialties, LLC, for construction services on the 2026 PCC Pavement Preservation Program - Crack and Joint Filling project.
37. Payment #11 in the amount of $63,031.64 to Shekar Engineering PLC, for construction services on the SW Des Moines Street Utility Improvements project.
38. Payment #5 in the amount of $1,170,597.29 to S.M. Hentges and Sons, Inc., for construction services on the Westlawn Place Area Utility Improvements - Phase 1 project.
39. Payment #19 in the amount of $2,254.49 to Snyder & Associates, Inc., for engineering services on the Sawgrass Park Dam Improvements project.

40. Payment #2 in the amount of $54,164.80 to TK Concrete, Inc., for construction services on the SE Oralabor Road & SE Four Mile Dr Traffic Signal project.
41. Payment #9 in the amount of $4,915.00 to Veenstra & Kimm, Inc. for engineering services on the Water Tower - Design Services project.
42. Payment #3 in the amount of $31,432.33 to WHKS & Co., for engineering services on the SE 3rd Street Area Collection Storm Sewer Improvements - Phase 1 project.
43. August 17, 2026 Accounts Payable by fund: General $544,820; Hotel/Motel Tax $113,915; Road Use Tax $94,543; Police Seizure $10,366; Police and Fire Retirement $4,136; Friends of Ankeny Library $300; Solid Waste $119,878; Water $285,983; Sewer $68,840; Storm Water $38,726; Golf Course $53,246; Enterprise Capital Projects $1,414,505; Revolving $3,021; Risk Management $52,997; Health Insurance $122; Capital Projects $3,172,535; Payroll Totals $1,890,622; Transfers/ACH ($241,178); Agenda Payments Approved Separately ($4,490,344); Grand Total $3,137,033.

Community Development Items

44. Grant preliminary approval of Deer Creek Reserve Plat 1 Final Plat.
45. **RESOLUTION 2026-276** waiving approval of the final plat for Waln-Utter Subdivision Plat 2.

Engineering Items

46. **RESOLUTION 2026-277** authorizing the execution of an Agreement for Cooperative Public Service between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the proposed 2026-27 Local HMA Resurfacing Project on NW 54th Street / NW 118th Avenue from NW Irvinedale Drive / NW 16th Street to North Ankeny Boulevard / U.S. Highway 69.
47. **RESOLUTION 2026-278** accepting public improvements in SE Northstar Dr Intersection Improvements.
48. **RESOLUTION 2026-279** accepting public improvements for Ankeny Community School District - Innovative Hub Sewer.
49. **RESOLUTION 2026-280** authorizing the Certificate of Termination of Development Agreement with Threshold Otter Creek, LLC.

Capital Improvement Projects

50. **2026 Pedestrian Ramp Improvements Program - Watercrest:** approve: a) Final Change Order #1 increasing the contract amount by $36,324.00; b) Certificate of Completion; c) **RESOLUTION 2026-281** accepting the public improvements with Howser Concrete Unlimited, LLC in the amount of $209,093.00; and d) Final Payment #3 in the amount of $49,922.51; Retainage Payment in the amount of $6,272.79.
51. **2026 PCC Pavement Preservation Program - SE Magazine Road Diamond Grinding:** approve: a) Final Change Order #1 decreasing the contract amount by $11,612.93; b) Certificate of Completion; c) **RESOLUTION 2026-282** accepting the public improvements with Interstate Improvement, Inc. in the amount of $228,822.32; and d) Final Payment #1 in the amount of $221,957.65; Retainage Payment in the amount of $6,864.67.

52. **Rally Complex Restroom Construction Project:** approve: a) Certificate of Completion; b) **RESOLUTION 2026-283** accepting the public improvement with Romtech Companies in the amount of $327,315.56; c) Final Payment #10 in the amount of $15,429.80.

Administrative Items

53. **RESOLUTION 2026-284** authorizing the City of Ankeny to submit an application for funding through the Polk County Community Development Grant Program for the purchase of a FARO Focus Core 100m and commitment of matching funds for the proposed purchase.
54. **RESOLUTION 2026-285** approving a Long-Term Meeting Room Use Agreement for the Ankeny Kirkendall Public Library.
55. **RESOLUTION 2026-286** approving an Agreement for Crossing Guard Services between the City of Ankeny, the Ankeny Community School District, and All City Management Services, Inc.

Ordinances

56. Third consideration of **ORDINANCE 2264**, an Ordinance amending Chapter 69 of the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to Parking Regulations., sending it on its final passage and publication as required by law.

APPROVAL OF CONSENT AGENDA

1. Council Member Hollinrake moved, seconded by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-56. Ayes: Hollinrake, Shafer, Davis, Graber, Perry.

LEGISLATIVE BUSINESS

Board and Commission Appointments

57. Shafer moved, Davis seconded, to approve Mayoral appointment of Paul Haugen to the Human Rights Commission and Jean Shelton to the Cultural Arts Board. Ayes: Shafer, Davis, Graber, Hollinrake, Perry.

Approval of Ordinances

58. **Ord 2265.** An Ordinance vacating a portion of SW Ordnance Road right-of-way, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-). Council Member Perry moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2265. Ayes: Perry, Hollinrake, Davis, Graber, Shafer.
59. **Ord 2266.** An Ordinance vacating a Public Utility Easement located on Lot 2, Plaza 36 Plat 2. Council Member Graber moved, Hollinrake seconded, to accept second consideration of ORDINANCE 2266. Ayes: Graber, Hollinrake, Davis, Perry, Shafer.

60. **Ord 2267**. An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain property owned by Bill Kimberley, LC, from the current R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential. Council Member Davis moved, Graber seconded, to accept second consideration of ORDINANCE 2267. Ayes: Davis, Graber, Hollinrake, Perry, Shafer.
61. **Ord 2269**. An Ordinance amending the Code of Ordinances for the City of Ankeny, Iowa by amending provisions related to the Zoning and Subdivision Code Update. Council Member Graber moved, Davis seconded, to accept first consideration of ORDINANCE 2269. Ayes: Graber, Davis, Hollinrake, Perry, Shafer.

ADJOURNMENT

1. Meeting was adjourned at 6:10 p.m. and was immediately followed by a Council Action Planning Session.

Michelle Yuska, City Clerk

Bobbi B. Bentz, Mayor

Published in the Des Moines Register on 8/28/26.